

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: September 5, 2013

Meeting #171

Project: 325 W. Baltimore Street

Phase: Final

Location: Downtown Baltimore

PRESENTATION:

Rich Burns, design consultant to Curry Architects, reviewed the urban context of the project and described the changes to the design since the last presentation. In summary, the 30 story mixed-use project accommodates 239 residential units, 389 parking spaces, and 100,000 square feet of office space. The latest design involves changes intended to increase the vertical expression of the ground (or base) floor, which in turn affected the vertical layering of the balance of the facades; the re-allotment of residential balconies with more balconies and terraces being employed at the uppermost penthouse level; the elimination of the “saw-toothed” solar collector profile of the top of the building. The all glass expression to the office component has remained as originally proposed. The buildings color palette, (except for the office portion) consists of two colors (silver/grey and a red/clay color) set in horizontal layers on alternating solid and glass vertical panels, grouped into primarily two interlocking masses. A bluestone “water table” base was added to the ground floor facades. Landscape, signing and lighting concepts were also presented.

Shellie Curry of Curry Architects reviewed the proposed materials noting that the red/clay material would have a design alternate of red/orange brick rather than the terra cotta rain screen panels indicated on the original and current designs and on the sample panels presented. The proposed louvers aluminum trim and glass types were presented as well.

COMMENTS FROM THE PANEL:

Overall, the Panel felt that the new design continued to be very thoughtful and that the design team had been very responsive to their earlier comments. The Panel felt that the alternate suggestion of brick in lieu of the clay colored terra cotta was inconsistent with the designs and patterning presented up to this point and that it strongly recommends that if this alternate is pursued that the design comes back to the Panel for review. In addition, the following comments and suggestions were provided:

1. That the topmost north and south facades, be restudied with the intent of “capping” the top floor in similar ways that have been elsewhere employed on the east, west facades.
2. That the aluminum louver profile be restudied to avoid a visual focus on the garage ceilings.
3. That larger tree pits be considered for the proposed Willow Oaks along Baltimore Street to provide a healthier root environment (perhaps setting the pavers in sand in these areas rather than a concrete base).

4. That more study be given to the design of the roof terraces and edge railing/planting relationship and that the privacy of individual outdoor spaces of the residential units be reinforced.

PANEL ACTION:

Recommend Final approval with above comments.

Attending:

Skip Antonucci- David S. Brown Enterprises Ltd
Shellie Curry, Laura Swartz, Ryan Rumboa – Curry Architects
Richard Burns – RT Burns Design
Sally Malena – Human & Rohde
Steve Warfield – Matis Warfield
Caroline Hecker, Eric Kunimoto- RMG

Ms Allen and Messrs. Bowden* - UDARP Panel
Director Tom Stosur, Anthony Cataldo, Cristina Gaymon–Planning Department